

# 109 River Road, Ambleside, Tas 7310



## House For Sale

Friday, 17 May 2024

109 River Road, Ambleside, Tas 7310

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1013 m2**

**Type: House**



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## Offers from \$399,000

A popular locality, overlooking the Mersey River, this affordable home with contemporary bathroom is a great starter. Three bedrooms, two with robes precede a central living all facing the river and overlooking water and established garden. The kitchen/meals area provides a good space and the home with neutral décor has a workable floor plan. The contemporary bathroom has separate bath and walk-in-shower, modern tiling and a bath to relax in after spending time in the extensive garden, complete with small orchard, and neat BBQ area. A carport is supported by a versatile small garage, with a separate workshop and storage area completing the package. Presenting genuine potential for further renovation or investors to expand their portfolio with quality tenants already in place, we invite you to contact us to further explore this genuine opportunity, so close to newly instated walking and running tracks.

- Value for money home in popular area
- 3 bedrooms with built-in robes
- Water views with scope for exciting panorama
- North-facing recreation area
- Securely fenced with rear gardens
- Within proximity to new walking tracks and Bells Parade

Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements are approximate